

## COMMITTEE ON JOINT SCHOOL BUILDINGS

**June 20, 2001**

**6:15 PM**

Chairman Herbert called the meeting to order.

The Clerk called the roll.

Present: Aldermen Pinard and Thibault, School Cmte. Members Leonard, Herbert, Paradis

Chairman Herbert addressed item 3 of the agenda:

Minutes of meeting held on April 18, 2001.

On motion of Alderman Pinard, duly seconded by School Cmte. Leonard, it was voted to accept the minutes.

Chairman Herbert addressed item 4 of the agenda:

High School Stages --

Engineer Clougherty asked it is up to you if you want to see the signatures before you take the vote or how do you want to do that.

Chairman Herbert replied we could sign off and you could get...the signatures are pretty much a formality. Otherwise we have a month to wait and then we just have to vote.

Engineer Clougherty stated these signatures take forever. I will submit them for record at a future meeting.

On motion of Alderman Pinard, duly seconded by School Cmte. Leonard it was voted to accept the completion of the High School Stages project.

Chairman Herbert addressed item 5 of the agenda:

Henry J. McLaughlin Jr. Middle School --

Engineer Clougherty stated as we all know, Bonnette, Page and Stone as been here, Frank Marinace has been here. I have spoken with both of them this week and they are going to be fixing any roof problems this summer. We are going to concentrate on the roofers and working on all the other pertinent areas.

Chairman Herbert asked have we had any problems with it since we discussed it.

Engineer Clougherty replied in the negative.

School Cmte. Paradis asked so the building design...there will be no cost to the City but also no cost to the Schools.

Engineer Clougherty replied there will be no cost to anyone. There is an outstanding balance on the school side from the original construction project. If you look at the balance sheet it is \$1,460.64. Once these repairs are done we will be looking to close out the project so I would like to encourage the School District to spend that money.

Chairman Herbert addressed item 6 of the agenda:

ADA Accessibility/School Elevators -  
Parker-Varney Elevator/ADA Improvements --

Engineer Clougherty stated we would be starting this elevator addition to the Parker Varney School next Tuesday as soon as the kids are out. The kids are out on Monday and we will be starting on Tuesday and working aggressively throughout the summer. It is an elevator and also window replacements and some bathroom renovations.

Chairman Herbert addressed item 7 of the agenda:

Central and West Heat & Ventilation Improvements Phase V --

Engineer Clougherty stated the project is essentially complete. There are a few outstanding punchlist items that we are looking to resolve with the general contractor. I would ask the Committee to accept the financial report as it is shown. I anticipate that to be final if not very close.

Chairman Herbert asked are there any balances remaining.

Engineer Clougherty replied in the affirmative and stated there is a \$21,418.00 balance that will most likely be looking to transfer to the Phase 6 project. I will talk about that.

Alderman Thibault asked but you feel it is closed out.

Engineer Clougherty replied in the affirmative.

On motion of Alderman Thibault, duly seconded by School Cmte. Member Paradis, it was voted to accept the final Project Financial Report on the Central and West Heat & Ventilation Improvements Phase V project.

Alderman Pinard stated at yesterday's meeting with the Building Department we talked about heating at Central High School. Do you know about the boilers at Central.

Engineer Clougherty replied I know a lot about the boilers and the heating system. I will give you a little bit more insight on the heating system when we get to Phase 6. It is towards the end.

Chairman Herbert stated we would move it up to our next item then you can just go right into six.

Chairman Herbert addressed item 13 of the agenda:

Central High H&V Phase 6 and Window Replacement --

Engineer Clougherty stated Phase 6 of the heating and ventilation renovations is primarily concerned with the James Building. We will be installing a new 300-horsepower boiler, several new unit ventilators as well as the windows and curtainwalls. It is a million five.

Alderman Thibault asked is that mostly West.

Engineer Clougherty replied in the negative and stated it is mostly Central this year. They are getting a brand new 300-horsepower boiler, which is sufficient capacity to take care of the entire campus. There are two other boilers there. I do not know the exact horsepower but basically this will build in some redundancy and also give us some more efficiency with a brand new unit. It will also have the

new window walls. We have a significant “glitch” with the window wall. The caulking associated with the windows and the panels has been found to be positive asbestos containing material. It is a very low percentage but it will effect how the windows are removed and will effect the project financially.

Chairman Herbert asked do you have any idea of how much in additional cost to remove that.

Engineer Clougherty replied I have some “ballpark” figures. We have a \$40,000 contingency built into the project and I think we are going to be looking somewhere in the \$30,000 to \$40,000 range for an additional change.

Chairman Herbert stated but we are only 21 from 5 into 6.

Engineer Clougherty replied that is why I am looking to roll that 21 because it is such a significant change order. I do not have any final numbers on the change order. It is something that has to be done one way or the other. There is no getting around it. But I wanted to make everybody aware. Once school gets back into session...one way or the other...they have built partitions there will be 2x4 and plywood with plastic to keep any materials out and all the weather out of the inside of the building. They will be doing that on the inside of the building about 2 feet in from the existing windows during the fall. So the classes can be held during that time. I have met with the principal to let him know that this will be happening. There will be some people that are alarmed because the guys that are doing the removal will be in white suits with respirators and things like that. What I plan to do...

Chairman Herbert asked there is no way to get this work done in the summer.

Engineer Clougherty replied there is no way we can. There is not enough time in the summer during any summer vacation to do all the work.

Alderman Thibault asked when was this installed to begin with.

Engineer Clougherty replied it is original so I believe it is 1965 right in that neighborhood.

Chairman Herbert asked so how long do you think into the fall.

Engineer Clougherty replied probably five to six weeks.

Chairman Herbert asked and they are going to take two feet out of the classroom space while they are doing this.

Engineer Clougherty replied in the affirmative and stated I have met with Dan French on it and will continue to meet with him. We decided right now it is pretty preliminary as far as the schedule goes exactly are we going to be impacting room 202, 201...what have you at this time. So we are going to get a better handle on how these things are coming out, how they are going in then we will meet with him before school gets back in late August and to define a more refined schedule.

School Cmte. Member Paradis asked would the Health Department be involved in this. Should we notify them.

Engineer Clougherty replied in the negative and stated we do not need to...we can notify the Health Department but any asbestos removal project that is regulated by the State. We file a plan with the State that says exactly how we are going to be doing the abatement and because it is an outdoor project it makes it a lot safer. There will be air monitors inside the classrooms just in case there are any problems they get constantly monitored but we do not anticipate any problems.

Chairman Herbert stated I know nothing about this business. The asbestos is the removal part of it the deal and then after the asbestos section is removed they put up some temporary partitions.

Engineer Clougherty replied in the negative and stated what you are going to have is say this is the outside wall and you are looking in. This is the glass right here. What they will do is they will come in and build a wall right here two feet in. You still have the glass here and a 2x4 wall...they are working on the outside with lifts. I do not know what the thickness of the polyethylene.

Chairman Herbert asked why is this happening way at the end of the summer. I do not understand...does it take them all summer to build a partition.

Engineer Clougherty replied in the negative and stated because as soon as that thing comes out then the new ones have to go in and there is just not enough labor to get the whole thing done all at once. You cannot just rip off all the walls. There is logistically not enough time to get the entire thing done during...we only have seven weeks.

Chairman Herbert asked are they going to be working on weekends.

Engineer Clougherty replied that I do not know yet. We will be pushing them to work on weekends.

Chairman Herbert stated could you ask them. Obviously there is a cost associated with this but it does not sound like we are in a good situation. If they could pick up another dozen days or fourteen days of work.

School Cmte. Member Paradis asked Tim, when you talk about the outside wall is that wall facing Lowell Street.

Engineer Clougherty replied there is one facing Lowell and one facing...

School Cmte. Member Paradis stated because the portables will be going up there too on Lowell and Maple.

Engineer Clougherty stated I would see what I could do. I will talk to the contractor but I have pushed that.

Alderman Thibault stated you maybe should find a cost as to what it is for them to do it as a normal thing and then for them to do it on weekends and holidays and nights and I think you are going to see like a 60% increase in the cost.

Alderman Pinard asked what is the cost now roughly, Tim.

Engineer Clougherty replied for the abatement it is roughly \$100,000.

Alderman Pinard stated so if they work weekends for seven weeks...

Chairman Herbert stated the whole project would go quicker.

Alderman Pinard stated I understand that but you have to get the numbers first.

Chairman Herbert stated you might as well find out what it is.

Alderman Thibault asked what would be the impact if in fact he goes into the fall in October...what would be the impact of that to the students.

Engineer Clougherty replied we have a hygienist that will be monitoring the air and the quality of the air so I am confident that we do not have any dangers healthwise.

Alderman Thibault asked I am looking at the money impact not so much the health issue which is a good point but if a contractor is going to come in there and do this in three weeks instead of seven weeks there is going to be some extra cost. What is the impact of that. Is it going to cost \$180,000.

Engineer Clougherty replied I will ask that question but I think I know the answer is going to be that labor is not out there.

Alderman Thibault asked what I was looking at as to the impact of the students of that school if in fact it takes seven weeks.

Engineer Clougherty replied the impact is something that I have discussed with Dan French. When we are doing the installation of the windows actually the clean up when we are tying in the floor, tying in the ceiling, what we are looking at is a day for each classroom that he will have to find some place else for kids. He will be moving them to the library or something like that one classroom per day or one classroom at a time that one classroom it may take two days to get that clean up but that is something that Mr. French has said that he could deal with.

Alderman Thibault stated as long as you feel as our professional that you feel it may be one or two days per class I would think that is something that could be done.

Engineer Clougherty stated we are looking to minimize the impact to the overall operation of the school. Obviously that is something that we want to do but...

School Cmte. Member Paradis asked is it going to be noisy.

Engineer Clougherty replied there would be some noise.

Alderman Pinard asked what happens if somewhere they detect somewhere in the school.

Engineer Clougherty replied safety procedures are clearly outlined and we will make sure everybody that is in the vicinity is informed and we will hold informational sessions for anybody with concerns on asbestos during the fall. So that everybody here knows and it does not get "blown" out of proportion what we are talking about is glazing or otherwise known as caulking and when you buy a tube of silicone caulking for your bathroom it is stuff just like that they used to make it...it is 1.52 up to 8-10% asbestos and you really have to work pretty hard to get the stuff ingested in your body from what I understand. It is something that would have to be done...I am saying the level of concern...I am not concerned about it but I do not want it to get "blown" out of proportion.

Alderman Pinard asked what is the starting date for all of this.

Engineer Clougherty replied they have already done demolition in the boiler room. They started probably six weeks ago.

Chairman Herbert addressed item 8 of the agenda:

NORESCO Performance Contract --

Engineer Clougherty stated Karen, if you could ask Ron there is a maintenance agreement that is outstanding that needs to be executed between the School District and NORESO. That is all the remains outstanding with this contract.

Alderman Thibault asked could you enlighten us on that a little bit.

Engineer Clougherty replied on the Energy Efficiency Conservation project or on the main project.

Alderman Thibault replied maybe the performance that they are supposed to do there.

Engineer Clougherty replied what it was was they call them Energy Conservation measures that were implemented throughout the schools that primarily consisted of lighting, installation of energy efficient motors and drives, heating system repairs...they installed an energy management system and in the initial contract there were stipulations for a security system that did not go through.

School Cmte. Member Paradis asked but that was four or five years ago right.

Engineer Clougherty replied in the affirmative.

Alderman Thibault asked where are they at what do we need to do.

Engineer Clougherty replied they are 100% complete and all that is left outstanding is execution of the maintenance agreement with the School District.

On motion of Alderman Pinard, duly seconded by School Cmte. Member Paradis, it was voted to accept the report as presented.

Chairman Herbert addressed item 9 of the agenda:

Roofing Projects - Manchester Schools --

Engineer Clougherty stated these are problems that have occurred to the flat roof section. It is not a major problem when you compare it to the problems with the roof trusses but it is something that has deteriorated over time. I believe that



school was built in 1989 so it is eleven to twelve years ago. These roof systems are typically warrantied in the fifteen-year neighborhood depending on...

Alderman Thibault asked is this part of the warranty.

Engineer Clougherty replied in the negative and stated it is a separate issue.

Alderman Thibault asked I know it is separate from the problem but here is a school that is twelve years old...

School Cmte. Member Paradis asked they fixed the area that they had trouble with the trusses that is all done this is another area. It is the same thing with MST they fixed one area and all of a sudden it is leaking in another area.

Alderman Thibault stated let me come back to what I was saying before...here is a school that is twelve years old what kind of guarantee do we have when these guys lay these roofs on and where are the clerk of the works to make sure that this work is done properly.

Engineer Clougherty replied I do not think this is a workmanship issue it is more a problem with the product.

Alderman Thibault stated that is a good point so who authorized that product to be used there because we are going to the lower bidder is that what we are getting...we are getting a less than proper product. When we go for these contracts I usually ask the contractor is this product guaranteed for fifteen years or twenty years or ten years...what was that product guaranteed at.

Engineer Clougherty replied I cannot answer that right now but it has to be at least ten years. Somebody must know that.

Alderman Thibault stated we should go to the contractor if that product was guaranteed for fifteen years and it is barely eleven years we should have recourse there. That is what I am saying.

Engineer Clougherty stated well right now like I said we are only in the evaluation phase. We have not contracted for any services to actually repair it.

Alderman Thibault stated I understand but I think somebody should check that. If in fact we gave a contract that was going to be guaranteed for fifteen years we have a right to go back to that contractor and say look what is going on here. We should pay more attention when we give these contracts out when the guarantees are given as to what goes on there. I believe many times that we have paid for

things that were guaranteed and we have paid for them because we had a problem. We could not wait for the guarantee we just went out and fixed the problem.

Chairman Herbert stated let Tim look up the stuff. This was twelve years ago so nobody has a memory as to exactly what the guarantee was.

School Cmte. Member Paradis stated sometimes it is the designer too for instance we were blaming Bonnette, Page & Stone for over three years for the McLaughlin roof and come to find out it was the design roof not really the contractor or themselves. Also there was a clerk of the works I remember a meeting we had back at Southside two or three years ago...the clerk of the works had quit in the middle of the project and we are going to make sure that does not happen this time and make sure there are final inspections. We have a different set of rules on the clerk of the works and with the inspections we had certain inspections and then finals.

Chairman Herbert stated this is just a status report.

School Cmte. Member Paradis stated but you are putting that out to bid you said Hallsville and Wilson you are putting out to bid these others are all set I am all set with the others. I asked Kevin Sheppard the other night at the emergency Building and Sites meeting we had for you Alderman, actually that \$964,000. That roof that is going on the Industrial Arts building...

Engineer Clougherty stated I would talk about that.

Chairman Herbert stated we jumped right to Northwest.

Alderman Thibault stated all I am saying, Chris, is that I would like Tim to be sure that you hold these contractors if they guarantee a product a certain time than we the City do not have to jump in after eight years instead of twelve years to rebuild it. That is all I am trying to say.

School Cmte. Member Paradis stated that is a good point. I had to go for over six months at Highland Goffs Falls and that whole ventilation system and getting back to the Airport and actually calling to people...I made six calls and made them out of town to the people who actually put those blowers and that whole system in there to soundproof because I finally found out who put them in. But come to find out the whole problem was is two were not functioning and then actually teachers and children were literally shutting them off not knowing they were shutting off the blowers in that building.

Alderman Thibault stated but we should hold them accountable for that.

School Cmte. Member Paradis replied but Kevin Dillon did. It was to be done by the airport now at no charge and something was done about it and it only cost about \$10,000 whatever had to be done because that was done in 1993 the soundproofing and they did not give us air conditioning because we do not have school in the summer.

Alderman Thibault asked but who is going to continue to check that. That is what I am asking Tim to do is that we give out a contract that somebody keep track of how long that contract is whether it be a roof or windows or whatever if we issue a contract somebody should keep track it.

Chairman Herbert stated the point is when we come in with a contract like we have one out now for McLaughlin's addition, correct.

Engineer Clougherty replied in the affirmative.

Chairman Herbert stated so on the status report if you could provide us in that particular...at some point give us a report that shows what are warranties are, our guarantees are on say some of the major items. In ten or twelve years nobody is going to remember you gave us a report on it but his point is...and you are going to go back and check the warranties on some of this stuff.

Engineer Clougherty stated I would go look at the roof at Northwest and McLaughlin. I have a book that is about six inches thick that talks about all the products and the warranties. We have had internal discussions about developing a formal database just for warranties just for roofs, HVAC equipment so that annually when we are doing these projects the 4 million dollars worth of projects or 5 million dollars worth of projects as they go into warranty we log in with the form of substantial completion as well as the date of the warranties that list those items. So are becoming much more proactive than it might have been in the past.

Alderman Thibault stated I do not understand all of that but all I am saying is that whenever the City I believe at that point you representing the City that if you give a fifteen-year contract for a roof that we keep track. If we have a problem ten years from now that you should be able to come back to the contractor and say look you guaranteed this for fifteen years here we are ten years and you have all kinds of water coming into this school how do we take care of that. I know that many times the City of Manchester has picked up that tab. All I am saying is there some way of filing as to where these contractors are. If in fact, Bonnette & Page did something wrong eight years ago, they should be held accountable for it. Or Therrien Roofing or whoever.

Chairman Herbert stated and that is exactly what he is saying.

Alderman Thibault stated are you going to tell me now that you have to put this on the Internet and try to have all of that.

Engineer Clougherty replied in the affirmative.

Alderman Pinard asked we are talking about three schools with major roofing are you going to have a clerk on the job overlooking this.

Engineer Clougherty replied in the affirmative and stated we do not have a full-time clerk but we do spot inspections. The full-time clerk for these roofing situations is more money than we have budgeted by far and speaking with our consultant and looking at the quality of the roofs we got last year we feel that their spot inspections and being there at critical times when the roof is being laid is sufficient to insure that we are getting the products that are specified.

Alderman Pinard asked who does the spot inspections.

Engineer Clougherty replied our consultant Gale Associates who is also the designer.

Alderman Pinard asked have they done that for us before.

Engineer Clougherty replied in the affirmative.

Alderman Thibault asked but also at that point the Building Department also inspects these things that are going on.

Engineer Clougherty replied in the negative and stated the Building Department only inspects for conformance with the Building Code. The Building Department's responsibility is not to insure that something is installed properly. They just make sure that it is installed in conformance with code.

Alderman Thibault stated and then you are saying that on some of these projects you do not have an on-hand engineer or clerk of the works.

Engineer Clougherty stated we do not have a full-time clerk on any of these projects. We look at different projects in different ways. The McLaughlin addition it is a 4 million dollar project we have a full-time clerk of the works that is there from 7:00 to 3:30 or whenever they are working...there are Saturdays and Sundays. He files reports with me everyday and he takes pictures.

Alderman Thibault asked so what defines a full clerk of the works and not a full clerk of the works.

Engineer Clougherty replied the scope of the project.

Chairman Herbert stated all of these things added up were 2.8 all of these roofing projects. By the way are all of these projects going to be completed within this summer timeframe.

Engineer Clougherty replied in the negative and stated we did not get the 1.2 or 1.4 million dollar extra in bonding until the last minute. We were not geared up to have those roofs designed. Right now we are looking for a completion of design for all of those by fall and bidding in the December/January timeframe.

Chairman Herbert asked so the Practical Arts building is not going to be fixed.

Engineer Clougherty replied in the negative and stated it is not this summer. There is no physical way for me to be allocated money in May and expect to have it spent by...

Chairman Herbert asked this is the \$350,000 that we talked about when...

Engineer Clougherty replied in the negative and stated you said Practical Arts this is Industrial Arts.

Chairman Herbert stated I meant Industrial Arts. I am sorry.

Engineer Clougherty stated that is what we want to talk about next. The Industrial Arts building...at the last Building and Sites meeting I was asked to go back and look at options to see if there were repairs that could be done or moving forward in the right direction. We want to make sure we are moving forward in the right direction because of the inconsistencies that we talked about in the future of the Industrial Arts building. The Building and Sites Committee voted to move forward with the project and from what I understood from that is that Committee Report had to be sent to the full Board. There was a lot of discussion about how much we would put into it financially and how much we could get out of it for the next few years, can we patch and repair it to basically let it "hobble" along.

Chairman Herbert stated the Committee voted for you to go forward with the \$350,000 when a roof is gone it is gone it is not you get beyond the patch stage. So my question is are you telling us it is not going to get done.

Engineer Clougherty replied in the negative and stated I have not moved forward because at that meeting I was told that that vote had to go to the full Board and that the discussion could be taken up...

Chairman Herbert stated if we get approval from the full Board vote...when is the next meeting now.

Alderman Thibault replied it would be July 17<sup>th</sup>.

School Cmte. Member Paradis stated he is talking about the School Board. It will be July 11<sup>th</sup>. Did you bring that up at the June meeting because I had also brought up about it being \$150,000.

Alderman Thibault asked Chris, if you are looking for the Board of Mayor and Aldermen or the School Board approval. They already got their money let them spend it the way they want.

School Cmte. Member Paradis stated anything sub-committee votes on is usually brought to the full Board. I thought we brought that to the full Board.

Chairman Herbert stated I have not thought about it since because I assumed that we were going forward incorrectly.

School Cmte. Member Paradis stated I thought we were going forward too. Even though I thought and I asked Kevin Sheppard at this special meeting about the \$210,000 and the thing about Bakersville \$131,000 that would be nice. That was only in the November minutes that it was only \$210,000 from \$350,000 in seven months.

Engineer Clougherty replied we bid the project and we put it out competitively in February or March. It was our estimate and it came in essentially higher.

Chairman Herbert stated that was on the agenda because I remember you talking about it.

School Cmte. Member Paradis stated I think you got the vote on that in the full Board minutes.

Chairman Herbert asked are we "dead in the water" period at this point.

Engineer Clougherty replied I am not sure of that. I have to get in touch with the contractor at this point. I have been waiting on calls for administration to figure out what the status is on it. I have not gotten anywhere.

School Cmte. Member Paradis stated we made a motion and we approved it that evening.

Engineer Clougherty stated at this point I just wanted to talk about that we have looked into the potential of doing some patching so that if it was decided to replace that building we would not be throwing \$350,000 out the door essentially.

Chairman Herbert stated see what you could do on it because that is the status. Regardless of what the legal status is my suspicion is you are all right and you want to go forward with \$350,000. But if that is not the case...if it is a situation where we do not have to do the \$350,000 then bring the issue to the administration or me.

Engineer Clougherty stated so basically if we want to move forward with the \$350,000 I will get in touch to find out if the proper votes have been taken and if we feel that we can provide temporary repairs if that is a possibility.

Chairman Herbert stated obviously if you could repair and get through the winter without spending \$350,000 and we were going to come forward with renovation project for the school that would be preferable than spending the \$350,000 and then having to...

Engineer Clougherty stated the way the roof is right now we can patch it and basically have it "hobble" along. You are going to have a leak every now and then. The roof is not going to fall apart. The roof is at a point where it should be replaced.

Chairman Herbert stated that is why you got the vote that you got. How long do you think before you get a hold of me.

Engineer Clougherty replied Friday.

School Cmte. Member Paradis stated at the June 12<sup>th</sup> meeting I did even bring it up again and I asked why the figure was so high because I have the past minutes meeting of the \$210,000 so that is the emergency meeting we had the day after we had our full Board meeting. Mr. Sheppard said that he would see that a written response would be sent to this committee on this matter. I asked Kevin because he was at that meeting that night.

Engineer Clougherty stated Kevin asked me to address that issue with you here tonight if you would still like something in writing I could get that to you.

School Cmte. Member Paradis replied in the negative and stated I just wondered why...was it that \$210,000 was just an estimate or was it set in cement then and I wondered why it had gone up.

Chairman Herbert asked whom do you ask for when you call administration.

Engineer Clougherty replied I contacted Ron Chapman a couple of times and I spoke with him last Friday about this. We were both pretty unclear as to exactly what the vote was that was taken. It might have been Monday. But we decided to bring it up here tonight.

Chairman Herbert asked what if the full Board did not in fact take a vote...discussed it but no vote was taken.

School Cmte. Member Paradis replied I do not know it was such a crazy meeting I cannot remember.

Engineer Clougherty stated in talking with Ron he said the last meeting we had I think that they finally got to these items somewhere around midnight.

Chairman Herbert stated I would not be a bit surprised if we did not make the motion and it was not passed. I would not be surprised if it did.

School Cmte. Member Paradis stated literally the roof is falling apart. That roof has leaked so bad that they had problems...

Alderman Thibault stated if in fact you guys took that vote the money is already there and this school budget so that should not be a problem. So do it.

Alderman Pinard stated doing all of this "piece meal" in the long run it is costing us more money.

Alderman Thibault stated if the money is there and the School Board has the authority to do that you should do it, it is that simple. I do not think it should come to this committee. You already have the authority to do that.

Alderman Pinard stated but they want us to say go.

Engineer Clougherty stated in conclusion on that item Weston roof and the Manchester School of Technology are complete. From what I understand we have had no leaks at MST even through the past two torrential rainstorms over the past two weeks.



Chairman Herbert asked did everything go all right on McDonough.

Engineer Clougherty asked on the abatement project or the roof.

Chairman Herbert replied the roof.

Engineer Clougherty replied the roof is moving forward. The contract is executed and that will get done this summer.

Chairman Herbert stated at Central there are three projects here; Classical for 20, Practical for 150 and Industrial Arts for 360. Which one of those three are getting done.

Engineer Clougherty replied none of those three would be done. The last two will definitely not be done.

School Cmte. Member Paradis stated the Hartford Roofing Central Industrial Arts for \$360,000 and the Central Classical... it is all Central.

Engineer Clougherty stated the Classical, the School Administration, Hallsville, Wilson and Northwest is part of the allocation that was received sometime in May.

School Cmte. Member Paradis asked is it because this 1.2 business got in there.

Engineer Clougherty replied in the affirmative and stated I physically do not have enough time to execute contracts to get them designed out to bid and done in a three-month time period.

School Cmte. Member Paradis stated actually you guys are doing us a favor by giving it to us but...

Engineer Clougherty stated if it was done in January we would not be in this situation. There is nothing we can do about it at this point.

Chairman Herbert asked just for the record...the School Department put those roofing projects in their original CIP request, they were always there. It was not until the Mayor's budget came out and he did not put it in. Then I came forward and said you are missing some money. Then they put it in. So that we have the sequence of events accurate. The School Department did not "drop the ball" on these projects.

Alderman Thibault stated but Chris, even the CIP budget does not come until the Mayor's budget is approved but the Board of Mayor and Aldermen. So that if you

will you have a lag there too right. I think that now that the Mayor's budget has been approved a couple of weeks ago now even the CIP budget and that falls into what he is bringing up right now that there is a not a lot of time now to get it done.

Engineer Clougherty stated the items that were approved in the CIP budget for the most part there is a 2.1 million dollar bond...of that 2.1 million, 1.5 million is for the Central High School Phase 6 which we had already allocated money for engineering for that, it was already designed. We went out for bid in January we knew exactly how much money we needed and it was number one on our priority list, we bid it out, we were confident it was going to get done and I had to wait until the very last minute...I do not know exactly what the dates were to execute the contract but we almost "missed the boat" on that project as well because CIP was approved so late. The way that our fiscal years work from July to July is not conducive to receiving monies on July 1<sup>st</sup> and spending that money in the next two months while school is out.

Alderman Thibault stated it should have been done in January or February for them to be able to execute it now.

School Cmte. Member Paradis stated maybe we could make that clear to them that anything that they do that they have to send out to bid and this cannot be done the next day.

Alderman Thibault stated unless that do it in the previous year. If they approve it in the previous year then there is not a problem but if they approve it this year it will not get done because it will be too late for these guys to get this done.

School Cmte. Member Paradis stated but they knew the phases were going through.

Chairman Herbert stated the timing was just really bad. Because what you are looking at is an eighteen-month gap between funding and actually doing it and eighteen months is a long time if you have some emergency repairs or you have something that keeps you waiting that long.

Alderman Thibault stated there are some things in there, Chris, for emergencies such as let us say that the West High boiler blows over tomorrow we want to be able to repair. Somehow we will get the money but when we are planning on CIP I think you have to plan on an eighteen-month process. If we approve something June 12<sup>th</sup> it will be September or October before you get it done.

Chairman Herbert stated maybe you guys should be thinking of doing CIP in a separate cycle. It is your meeting. Your CIP budget should be done in...if people

think in those terms he would have known that he was going to get approval on CIP in January. Your operating budget comes six months later and your CIP for the next year...you are a year ahead on your CIP.

Alderman Thibault stated I agree with what you are saying. I think that maybe Tim or Frank should bring it up to the Board that when we are looking to get some of these projects done that we should plan a year and a half in advance rather than six months because there is no way that in six months you guys can get organized to get this thing done this year.

Chairman Herbert stated you are having a discussion eighteen months ahead of time if you can avoid that it does not make much sense because if you could get closer to the event of doing it in time.

Alderman Thibault stated a lot of these things are federal grants and you do not get those federal grants before a certain time too. A lot of these CIP programs are based on that.

Engineer Clougherty stated the only federal money that we administer is CDBG funds, which are the elevator projects. A lot more goes through Planning, Parks and Recreation and all the other...

Alderman Thibault stated that is a good point that you bring it up to the Board that maybe we should plan further ahead. Although the CIP program is a ten-year program so I think there is time however it is when the...

Chairman Herbert stated but you never know when the roofs are going to start giving away. You could say the warranty is ten years and you could put the money in at ten and it goes to twelve or the warranty is twelve...because I will be honest when we talked about it at the committee meeting level I do not know why it did not occur to me that...I figured 350 it would go through with no problem but actually it was late. If he had gone out the next day and made the contract it would have been late.

Engineer Clougherty stated that one was lined up. I did that in March.

Chairman Herbert stated what happened was you dropped that million dollars into our budget and now they need our approval. As soon as you put that million dollars back into our operating budget the approval that you guys gave for it was null and void now he had to come back to the School Board for our approval and he could not do the contract. I would just assume it stay over there on your side...the CIP budget was working fine.

Alderman Thibault stated there are a lot of things that came into that, Chris.

Chairman Herbert stated I know the games that were going on but the point is Kevin Sheppard came right up to me after that and he said it is in your operating budget and he says now are you guys going to approve all this stuff that we have been working on.

Alderman Thibault stated and I am sure you had to say no because you did not have the money.

Chairman Herbert stated the money was all set it was not the amount of money, Hank, it was the fact that all of a sudden it was in our operating budget and therefore they could not go and make the contract because they did not have our vote. Because the way it was working before they were working under the system that it was on the CIP side it was you guys and they were ready to go.

Alderman Thibault asked so that was because of all the changes that had come across.

Chairman Herbert replied that million dollar drop into our operating budget has created this problem.

Alderman Thibault stated we did not anticipate this change anymore than you did.

Chairman Herbert stated I did not understand even when Kevin came up and said it. I did not understand really the fact that we were just delayed by sixty days and the contract had to be let out then in March. When did you guys move the money.

Engineer Clougherty stated the million dollars really has nothing to do with this \$350,000...this is bonded.

Chairman Herbert asked but the bonded money did not come over so how come we did not let out the contract.

Engineer Clougherty replied we did not let the contract out because of the renewed discussions about how we are going to accommodate high school students in the future and the uncertainty there and the potential for raising the IA building.

Chairman Herbert asked did you talk to the administration about that you were not letting the contract out that was funded. I had no idea.

Engineer Clougherty replied when I talked to the administration I brought it to the Building and Sites in March two meetings ago.

School Cmte. Member Paradis stated way back to November we were talking about this. Last November we were talking about the Industrial Arts building.

Chairman Herbert stated there was money being bonded for the project and it was going to out for bid. Did we vote to tell them not to put the bid out.

School Cmte. Member Paradis replied I do not believe so.

Engineer Clougherty stated the bid was put out.

Chairman Herbert asked did we ever vote to not do it.

School Cmte. Member Paradis replied I do not think so. I do not think we ever brought it...

Alderman Pinard asked are there any minutes on that meeting that you are talking about.

School Cmte. Member Paradis replied there has to be. I have the minutes on the one way back in November because I pulled it out. I have all my Building and Sites meetings and I happened to find November.

Alderman Pinard stated maybe we should just table this one and then come back and see what happens with the minutes.

School Cmte. Member Paradis stated I think we all thought there was going to be a new roof put on the Industrial Arts building.

Engineer Clougherty stated I would move forward and execute that contract.

Alderman Pinard stated I agree let us do it once and for all never mind the squeeze meal stuff.

Engineer Clougherty stated we did have full authority but I wanted to bring it to the Building and Sites Committee to make sure that everybody was still on board. We just wanted to make sure we had full support in executing that contract because...

Chairman Herbert asked but that last discussion was only until June 12<sup>th</sup>.

School Cmte. Member Paradis replied in the negative and stated it was May 29<sup>th</sup> and it has the whole thing here...it says "You want to be sure that money is not

spent on a new roof if the plans are to raise the building in two years. Chairman Herbert said the framework for an infrastructure plan for the City schools was approved on a ten-year plan based on the assumption that it will....” “Let it be known that the Industrial Arts building is the pits the entire infrastructure needs to be replaced or significantly altered so the roof should be repaired or reroofed depending on what it needs”. This is the meeting at Webster on May 29<sup>th</sup>...Mr. Clougherty said that “We are spending more money annually than to keep fixing it and it would be best to remove it” He said that “The roof would leak until it is replaced. The longer it is allowed to deteriorate it is only being repaired the more structural damage to the building as a result”. “Committeewoman Paradis made a motion seconded by Committeeman Leonard to move forward on the project of reroofing the Industrial Arts building at Central High in the amount of \$350,000”.

Alderman Pinard asked could I make a motion to forward and get this project done from this committee.

Chairman Herbert stated this project has been approved all along.

Engineer Clougherty stated if those minutes are accurate there was further discussion on that on the 29<sup>th</sup> that said that basically people wanted to discuss this more. There were several members there that wanted to talk about this more and someone said you could talk about it when it comes up at the full Board. This has to go to the full Board anyway.

School Cmte. Member Paradis stated the 210 to 350 was not brought up at this meeting. This here was that we move forward with it and we made sure it was for the amount of \$350,000...I remember that. The only thing that I had asked at the special meeting was I had asked Kevin why was it 210 to 350 but I expected that it was going to be done.

Engineer Clougherty stated we were on the “brink” of executing the contract on May 29<sup>th</sup> but I wanted to make sure that everybody was on board and our decision to not execute that contract would not be second-guessed. I did not execute it after the 29<sup>th</sup> because discussions took place that night that said even though the Building and Sites Committee voted it still needed to go to the full Board.

School Cmte. Member Paradis asked so another member said that you mean. Did someone say something that whether it was bonded or whether it was CIP money or SCIP money.

Engineer Clougherty stated there was a lot of discussions about that.

Chairman Herbert asked why did we not execute it in March what delayed the March execution of the deal.

Engineer Clougherty replied CIP was not approved.

Alderman Pinard asked how do you want to handle this.

Chairman Herbert replied I want to move forward.

School Cmte. Member Paradis stated I do not have anything in those notes that say that though.

Engineer Clougherty stated just like at this meeting there are a lot of side discussions that take place that do not necessarily get recorded.

School Cmte. Member Paradis stated but if we approved it as a committee and the amount.

Chairman Herbert stated this is bonded money so this committee has authority over the bonded money.

Engineer Clougherty stated that is correct but Building and Sites has authority over the programming of the project.

Chairman Herbert stated I was thinking all along that it was cash money because that is why I was in front of our committee...I have always assumed...I was under the opinion that the million dollars went over to the operating budget so therefore the cash money became questionable because it was now in our operating budget. So I stuck the two together incorrectly in reference to this \$350,000 which is bonded money but there was no need to come with the \$350,000 to the School Committee because the School Committee had already voted on the CIP budget and the 1.2 million dollars was already number two on our list. We had already made that vote of the full Board. That vote occurred a long time ago. The program part of it was done already. So that whole discussion did not even need to occur. I agreed with Kevin because I was thinking all along there was a million dollars. So as far as I am concerned the \$350,000 is fully approved. You could have gone to contract at anytime you wanted because it was bonded money. But believe me that is an understanding that I just came to now. I was misunderstood. Why not then this committee take a vote but I do not think it is necessary at this point but we have a committee here anyway and I will take a motion for...

On motion of Alderman Pinard, duly seconded by School Cmte. Member Paradis, it was voted to go forward with executing a contract in the amount of \$350,000 for the roof at the Industrial Arts building at Central High School.

Alderman Pinard stated if there is any question about it, Tim, we will stand behind you.

Chairman Herbert stated could you move that if it is recommended that he has the option of recommending a partial he could go either full bore...

Engineer Clougherty stated if that building is going to be kept as an asset the roof should be replaced.

Chairman Herbert asked when is the roof going to be repaired now.

Engineer Clougherty replied I will do my best to have it done this summer.

Chairman Herbert stated do you understand what I was thinking, Tim...Kevin came over to me up here and said the million dollars is over here now we have to go redo approvals. Are you going to approve it and then you had the question and I did discuss it on the 29<sup>th</sup> the 210 to 350 the increase in money...it may not have gotten in the minutes but I know you talked to me about it. All along I am thinking...I mixed it up. You did not need our approval. Our vote had already occurred.

School Cmte. Member Paradis stated but it did not I only found the minutes for the 29<sup>th</sup>.

Chairman Herbert stated but this was bonded money.

School Cmte. Member Paradis stated but I did not ask at that particular meeting at Webster Street.

Engineer Clougherty stated we were worried about someone second-guessing putting a roof on and spending \$350,000 and then raising the building two years later.

School Cmte. Member Paradis back on the May 29<sup>th</sup> meeting the follow-up list that the clerk put down the last thing was that "Tim Clougherty will research the amount of money that has been spent on repairs to the roof of the Industrial Arts building at Central in the past three years in total and per year". So evidently people had asked and you must have said...



Chairman Herbert stated and then as a result of that you still were not satisfied because you did not have the necessary School Committee vote.

Engineer Clougherty replied in the affirmative.

Chairman Herbert stated I knew you were concerned about the \$350,000 but I was thinking the real reason it was there because it was part of...

Alderman Thibault asked so where does it end up now, Chris.

Chairman Herbert replied he has had approval all along to put it out. It is bond money and it did not need to be over on our side it was on this side all along.

Chairman Herbert addressed item 10 of the agenda:

Asbestos Abatement - McDonough & Green Acres Schools --

Engineer Clougherty stated the McDonough/Green Acres abatement project that one is done and we are looking to get signatures on it. What we did last year was the McDonough School in total with the exception of the gym. This year we are doing the Green Acres School in total with the exception of its gym. The contractor is starting on Tuesday.

On motion of Alderman Pinard, duly seconded by School Cmte. Member Paradis, it was voted to accept the financial report as presented.

Chairman Herbert addressed item 11 of the agenda:

CHS/WHS Electrical Improvements --

Engineer Clougherty stated this project is complete. The punchlist items are complete and we are collecting signatures for acceptance.

On motion of School Cmte. Member Paradis, duly seconded by Alderman Pinard, it was voted to accept the completion of the CHS/WHS Electrical Improvements project.

Chairman Herbert addressed item 12 of the agenda:

McLaughlin Middle School Addition --

Engineer Clougherty stated the cafetorium addition is moving along smoothly. We have concrete walls up; brick veneer is going up. We expect to have ceilings delivered this week and installed next week. We will be removing the exterior wall in the current cafetorium showing up the structural pouring peers and footings and installing the main carrying beam within the next two weeks for that cafeteria addition so immediately adjacent to that will be putting on the metal decking and the roofing and then form the slab on the interior and doing all the finishes.

Chairman Herbert asked anybody on site on the weekends.

Engineer Clougherty replied in the affirmative and stated it depends on how the schedule is going. If we run into problems with site work the site guy stays over. We have not run into any problems with masonry so we have not had to...

Chairman Herbert asked is the clerk there on Saturday.

Engineer Clougherty replied the clerk is there if there are any critical activities going on.

Chairman Herbert stated I am asking because I would like to go down to look at it and Monday through Friday for me is going to be out for about three months.

Engineer Clougherty stated actually I wanted to get your acceptance of the financial report on that. There was one change order...actually there is one change order shown and there is also another one that has been executed in the amount of \$34,232.00 which was for air conditioning for the cafetorium addition, blasting of ledge, removal of unsuitable soils, changing some of our culvert details, adding a horn and strobe in the cafeteria, changing the classroom addition, the west foundation elevation, fire separation at the classroom addition (that was required by Building Code), we changed some block type, we had to relocate some panels in the kitchen and we had more unsuitable materials at the northwest corner of the classroom addition.

School Cmte. Member Paradis asked so that change order number one for \$2,260 on this amount of page 12(a) is on the McLaughlin Middle School addition...what was that for, Tim.

Engineer Clougherty replied that was for we installed an additional hand sink in the cafeteria, we changed some piping, the underdrain around the foundation, we had to run some new conduit after we dug it up and it was found to be "kinked".

School Cmte. Member Paradis asked has Mark Burkush or anyone else come down and decided they want things to be changed.

Engineer Clougherty replied in the affirmative and stated I received approval from Mark Burkush prior to putting the plans out for bid. I have stamped approvals from him.

School Cmte. Member Paradis asked is any of it constructive like an island that was not on the original plan.

Engineer Clougherty replied I sent him a layout of the kitchen and cafeteria as it was designed. I asked him to mark it up what would be his best case if he wanted it. He sent it back with some sort of utensil washer equipment. He checked out the layout of the food service lines, the snack area, the dishwashing area, the food storage area, the dry food storage area, the freezer and the cooler that is approved.

School Cmte. Member Paradis asked but no doorways or anything like that.

Engineer Clougherty replied the doorways were shown, the walls were shown.

School Cmte. Member Paradis asked and those were there originally like we saw. I am going to go down and look anyway.

Engineer Clougherty replied I do not know. It was the way you saw it when we held the Building and Sites meeting at the school.

School Cmte. Member Paradis stated as when we did McLaughlin School itself unfortunately it boiled down to we could not figure out who did it but it was Mark who went and decided to have an island instead of that second door and they really needed the second door.

Engineer Clougherty stated if there are any problems later on I have the paper.

Alderman Thibault asked Tim, does this come under that \$100,000 contingency that we put into this \$968,000.

Chairman Herbert replied in the negative and stated this is separate bonded project.

Alderman Thibault stated but that \$100,000 that we have in contingency for all of this work as I understand it...

Chairman Herbert stated we the School District did that after you shipped over the \$100,000 we pulled out \$100,000. We feel more comfortable that we have \$100,000 in cash uncommitted so that in reserves in case something happens.

Alderman Thibault stated I just wanted to be sure where that \$100,000 was.

Chairman Herbert stated we took that out of stuff that was going to be done.

Alderman Thibault stated I understand that but I just wanted to make sure that was not part of that these \$30,000/\$40,000.

Engineer Clougherty stated we have our own contingency funds.

On motion of Alderman Pinard, duly seconded by School Cmte. Member Paradis, it was voted to accept the financial report with change orders 1 and 2 in the amounts of \$2,260.00 and \$34,232.00.

There being no further business to come before the committee, on motion of Alderman Thibault, duly seconded by Alderman Pinard, it was voted to adjourn.

A True Record. Attest.

Clerk of Committee